

### **NOTICE TO BID**

The County of Boyd, Kentucky, (the "County") will receive sealed proposals **until 4:00 P.M. (local time), Friday, January 30th, 2026**, from qualified companies to provide demolition services for a portion of an existing mall, named Camp Landing, located at 10699 US-60 in Ashland, Kentucky. This Project is for the County, and is intended to be owned by the Boyd County Capital Projects Corporation, an agency and instrumentality of the County. Late proposals will not be accepted. Bids will be opened on Monday, February 2nd, 2026 at 10:00 a.m. (local time).

RFP document may be obtained from; questions/requests for clarifications submitted in writing to; and addenda will be issued by the following point of contact:

Justin Pruitt  
County Administrator  
2800 Louisa Street  
P.O. Box 423  
Catlettsburg, Kentucky 41129  
Phone: (606) 585-2014  
Fax: (606) 739-5446  
Email: [jpruitt@boydcountyky.gov](mailto:jpruitt@boydcountyky.gov)

All questions submitted in writing will receive a response in an addendum. No verbal questions may be submitted, and no verbal responses will be provided. Minimize calls as no substantive direction will be provided verbally.

RFP document and addenda will also be posted on the County's website at [boydcountyky.gov](http://boydcountyky.gov).

Each bidder is required to submit with their bid, a bid bond in the amount of five percent **(5%)** of the base bid, or certified check equal in amount to five percent **(5%)** of the base bid. The bidder to whom the contract is awarded will be required to furnish a surety bond in an amount equal to one hundred percent **(100%)** of the contract amount. Bid security furnished in bond form shall be issued by a Surety Company or Corporation licensed in the Commonwealth of Kentucky to provide said surety. Bids must contain the full name of the party or parties submitting the same and all persons interested therein.

The County reserves the right to reject any and all bids, to waive any informalities, or to accept that bid which is deemed the most desirable and advantageous from the standpoint of customer value and service and concept of operations, even though such bid may not, on its face, appear to be the lowest and best price. No bid may be withdrawn for a period of ninety (90) days after scheduled time of receipt of bids.



# REQUEST for PROPOSAL

for

DEMOLITION SERVICES

for a

WELLNESS & ATHLETIC CENTER

For

COUNTY OF BOYD, KENTUCKY

10775 U.S. Highway 60  
Ashland, Kentucky 41102

November 20, 2025

OWNER

COUNTY OF BOYD, KENTUCKY

2800 Louisa Street

P.O. Box 423

Catlettsburg, Kentucky 41129



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from  
DEMOLITION CONTRACTORS  
for the  
Wellness & Athletic Center  
for  
BOYD COUNTY, KENTUCKY

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## DOCUMENT 00130

### ADVERTISEMENT FOR REQUEST FOR DEMOLITION SERVICE PROPOSALS

Proposal Statements are requested from General and Trade Contractors for approval to submit bids for the Scope of Work included for the following project.

OWNER: **COUNTY OF BOYD, KENTUCKY**  
2800 Louisa Street  
P.O. Box 423  
Catlettsburg, Kentucky 41129

PROJECT: WELLNESS & ATHLETIC CENTER  
for  
COUNTY OF BOYD, KENTUCKY  
10775 U.S. Highway 60  
Ashland, KY 41102

PROJECT & SCOPE  
DESCRIPTION:

The intent is to provide a complete, turn-key project including all demolition construction services. The site location is as noted above, and the portions of the existing building where partial demolition services are required shall be as indicated on the floor plan included herein. The project scope of work consists of furnishing all labor, materials, services, and equipment for any and all necessary permitting, including erection of any necessary dust partitions required for completing the scope of work related to partial demolition in the areas of the existing building indicated herein on the site indicated in the County of Boyd, Kentucky. The project shall consist of partial demolition of portions of the existing mall building as indicated herein in the existing, single-story, mall building at the address noted above and as indicated herein of approximately 59,910 sf including an Additive Alternate as delineated on the drawings herein.

The Scope of Work for the partial demolition services shall include Removal (including transport to Owner-provided dumpsters) of the systems noted below, transport of ALL removed materials to dumpsters provided by the Owner on site, and final cleaning of the demolished spaces and common areas upon completion of the Work. The Scope shall include floor protection of the existing tile flooring-to-remain in the common areas and protection of all portions of the building to remain. Repair of damage to existing construction-to remain shall be included in the Scope of Work.

The Scope of Work for partial demolition shall NOT include the following:

- Providing dumpsters (this includes haul-off) shall be provided by the Owner under separate agreement in the Staging Area noted on the drawings included herein. The Demolition Contractor shall coordinate communication with the Owner's designated representative for timely change over of dumpster containers with at minimum of 24-hour notice to the Owner prior to when change over of a container is

required. Stockpiling demolished materials on site outside of containers shall not be permitted.

- Removal (including transport to Owner-provided dumpsters) of existing reinforced-concrete slabs-on-grade.
- Removal (including transport to Owner-provided dumpsters) of existing ceramic tile in commons areas owned by the County of Boyd, Kentucky.
- Removal (including transport to Owner-provided dumpsters) of existing ceilings in commons areas owned by the County of Boyd, Kentucky.
- Removal (including transport to Owner-provided dumpsters) of existing, interior demising walls between tenant spaces and commons areas owned by the County of Boyd, Kentucky.
- Removal (including transport to Owner-provided dumpsters) of any fire suppression (sprinkler piping), heads, hangers, or appurtenances serving the tenant spaces where partial demolition is to be performed. Care shall be taken to not damage the fire suppression system and any damage resulting from this Scope of Work shall be immediately repaired by the Demolition Contractor as part of this Scope of Work.
- Removal (including transport to Owner-provided dumpsters) of HVAC systems, fire suppression systems, electrical systems, and fire alarm systems serving the commons areas owned by the County of Boyd, Kentucky.
- Removal (including transport to Owner-provided dumpsters) of existing roof-mounted, HVAC equipment. Any gas piping serving existing roof-mounted, HVAC equipment shall be existing-to-remain and shall be protected. Power serving ALL existing roof-mounted HVAC equipment shall be existing-to-remain and shall be protected including all control wiring.
- Removal (including transport to Owner-provided dumpsters) of existing HVAC systems, fire suppression systems, electrical systems, and fire alarm systems serving portions of the existing building NOT owned by the County of Boyd, Kentucky.
- Hazardous material abatement shall be provided under separate agreement. If any materials are encountered that are questionably hazardous (asbestos, lead, etc.), stop and notify the Architect and Owner in writing to provide confirmation on direction.

The Scope of Work for partial demolition for the areas indicated shall include the following:

- All required permits and fees for permits and inspections.
- All containers, carts, etc. required for transport of demolished materials from the existing building to the dumpster containers (containers provided by the Owner as noted above).
- Removal (including transport to Owner-provided dumpsters) of all interior, non-load bearing walls inside each tenant space outlined on the drawings herein. This include wall finishes, wall framing, finish base, etc.
- Removal (including transport to Owner-provided dumpsters) of all furring and gypsum board on all load bearing walls-to-remain including finish base inside each tenant space outlined on the drawings herein.

- Removal (including transport to Owner-provided dumpsters) of all column wraps inside each tenant space outlined on the drawings herein. This includes all finishes, framing, furring, finish base, etc.
- Removal (including transport to Owner-provided dumpsters) of all suspended ceilings (acoustical panel systems and gypsum board ceilings) including all suspension framing, hangers, hanger wires, etc. to existing roof deck inside each tenant space outlined on the drawings herein.
- Removal (including transport to Owner-provided dumpsters) of all doors, frames, and hardware inside each tenant space outlined on the drawings herein.
- Removal (including transport to Owner-provided dumpsters) of all flooring including sleepers, underlayment, and adhesives inside each tenant space outlined on the drawings herein. Areas where existing slabs-on-grade are stained or painted do NOT require Removal (including transport to Owner-provided dumpsters) of coatings.
- Removal (including transport to Owner-provided dumpsters) of all built-in casework, miscellaneous furniture and trash in each tenant space outlined on the drawing herein.
- Removal (including transport to Owner-provided dumpsters) of all HVAC supply, return, and exhaust ductwork serving each tenant space outlined on the drawings herein to the roof penetration leading to the existing, roof-mounted, HVAC equipment-to-remain. This includes all diffusers, grilles, hangers, appurtenances, etc.
- Removal (including transport to Owner-provided dumpsters) of all plumbing fixtures in each tenant space outlined on the drawings herein. This shall include removal of all water supply and waste piping serving these fixtures back to the point of entry into each tenant space. At the points of entry, the water supply and waste piping shall be capped watertight. If this piping serves fixtures in other areas outside the tenant spaces outlined on the drawings herein, do NOT remove the pass-through piping, and, in these instances, only remove the branch lines serving the demolished fixtures and cap at tee from the main line serving the fixture.
- Removal (including transport to Owner-provided dumpsters) of all light fixtures in each tenant space outlined on the drawings herein. This shall include all wiring, conduit, and hangers for circuits serving the lighting back to the source panel. Existing panels and breakers shall NOT be removed.
- Removal (including transport to Owner-provided dumpsters) of all power/receptacles in each tenant space outlined on the drawings herein. This shall include all wiring, conduit, and hangers for circuits serving the receptacles back to the source panel. Existing panels and breakers shall NOT be removed.
- Removal (including transport to Owner-provided dumpsters) of all low-voltage IT/data cabling in each tenant space outlined on the drawings herein. This shall include all cabling, any conduit, and hangers for cabling back to the source. The

- existing source panel/modem/server shall NOT be removed.
- Removal (including transport to Owner-provided dumpsters) of all loose furniture and items in each tenant space outlined on the drawings herein.
- Removal (including transport to Owner-provided dumpsters) of all loose furniture and items in commons area shaded on the drawings herein. The Scope for removal of loose furniture and items in the commons area shall be included in the cost provided for Tenant Space #001.
- Removal (including transport to Owner-provided dumpsters) of existing multi-colored VCT flooring in commons area. This shall include removal of adhesive and transition strips. The existing ceramic tile under and around this VCT shall be protected and shall remain. The Scope for removal of this tile shall be included in the cost provided for Tenant Space #001.
- Providing and removing any and all dust partitions required to protect adjacent occupied areas.
- SUMMARY OF PRICING:
  - Base Bid: Tenant Areas #001, #002, and #003.
  - Alternate #001 (Additive): – Tenant Area #004.
  - Note: Include included Bid Form included herein with your bid/RFP response.

SERVICES & DISCIPLINES INCLUDED:

Construction: General Construction including all Subcontractors, Vendors, and Material Suppliers for all Trades to complete the partial demolition Scope of Work outlined herein.

TYPE OF PROJECT:

This project will be contracted under a single prime contract for design- build and general construction based on a single, lump-sum bid.

Document Examination and Procurement and Deposit Requirements:

OWNER:

BOYD COUNTY GOVERNMENT, KENTUCKY.  
 2800 Louisa Street  
 P.O. Box 423  
 Catlettsburg, Kentucky 41129  
 Phone: 606.585-2014  
 Fax: 606.739.5446  
 e-Mail: [jpruitt@boydcountky.gov](mailto:jpruitt@boydcountky.gov)  
 Point of Contact: Justin Pruitt, County Administrator

Proposal documents may be obtained from the owner:

DEPOSIT:

\$0.00 to obtain one set for Proposers (also see Document 00201 – Instructions to Proposal Teams).

Teams consisting of Contractors and Subcontractors may obtain Proposal Documents from the Owner in accordance with the Instructions to Request for Proposal Teams. See above for deposit requirements. See Document 00201 – Instructions to Proposal Teams for information on use, reproduction, and distribution of Request for Proposal



Documents. Proposal Documents may not be copied, shared, posted on websites, or transmitted electronically or to plan rooms for any purpose except in preparing responses for this specific project.

A Pre-Submittal Conference will not be held, but time may be scheduled to walk through the existing building by scheduling with the Point of Contract noted herein.

Proposal Submittals will be received by the OWNER at the following location  
ADDRESS for PRE-QUALIFICATIONS DELIVERY

COUNTY OF BOYD, KENTUCKY  
2800 Louisa Street  
PO Box 423  
Catlettsburg, Kentucky 41129  
Until 4:00 pm Local Time; Tuesday, January 30, 2026.

Proposal Submittals sent by electronic mail and/or electronic file transfer should be directed to the attention of:

POINT of CONTACT: Justin Pruitt (see "Address for Proposal Submittal Delivery" above) e-mail: [jpruitt@boydcountyky.gov](mailto:jpruitt@boydcountyky.gov)

Submittals sent by USPS or express mail [two (2) hard copies & two (2) electronic copies on recordable media] MUST be postmarked on or before the deadline and parallel submittals sent by electronic mail MUST be date/time stamped on or before the deadline. If submitted by hand-delivery in a sealed envelope, the Owner MUST mark the submittal at the date and time received. If the date/time mark on the submittal is after the deadline, it will not be opened and will not be considered.

KENTUCKY CONTRACTOR'S LICENSE LAW: Contractors and Subcontractors (Trade Contractors) submitting Proposal Statements shall be properly licensed in the State of Kentucky.

BID SECURITY: Bid security in the form of a Bid Bond by the Bidder and a Surety Company authorized to transact business in the State of Kentucky equal to five percent (5%) of the bid will be required. No bidder may withdraw his bid within 30 days after the actual date of the opening thereof. Bid security will be returned to all bidders upon award of the Contract for Construction or rejection of bids.

GUARANTY BOND: A Guaranty Bond in the form of a Performance/Labor and Material Bond in an amount equal to one hundred percent (100%) of the bid contract sum will be required, and the cost shall be included in the bid.

PROPOSAL SUBMITTAL ENVELOPE REQUIREMENTS: On the face of the REQUEST FOR PROPOSAL submittal envelope, the submitting company shall present the following information:

- The Project Name
- The Submitting Company's Name, License Numbers, and License Date of Expiration
- The Date and Time that the PROPOSAL Submittals are due.
  
- BID FORM (DOCUMENT 00400): All proposers must submit a complete Bid Form as included herein (Document 00400).
- BID BOND: All proposers must submit a Bid Bond in the amount specified herein.
- DEMOLITION CONTRACTOR'S LUMP-SUM COST AND BREAKDOWN/BACK-UP: All proposers must submit a complete breakdown of project costs organized in CSI Division format

identifying all project costs and providing a lump-sum cost for the project. Back-up information including cut-sheets, specifications, manufacturer's literature, etc. that identifies proposed building systems and confirms that all Owner's performance criteria identified herein are met must also be included.

Without this information on the face of the envelope, the Proposal Submittal will not be opened by the Owner.

The Owner reserves the right to waive formalities and to reject submittals.

**END OF SECTION 00130 – ADVERTISEMENT FOR REQUEST FOR DEMOLITION SERVICES  
PROPOSALS**

## SECTION 00200

### INFORMATION AVAILABLE TO DEMOLITION CONTRACTOR

#### PART 1: GENERAL

##### 1.01 RFP FLOOR PLAN:

- A. This RFP floor plan is provided on the following pager so that the bidder/contractor is in receipt of all available information.
  - 1. A copy of the RFP Floor Plans are on the following two pages.
- B. The RFP Floor Plan is being offered for the purpose of placing the Contractor in receipt of all information available and, in no event, is the announcement to be considered a part of the Contract Documents.

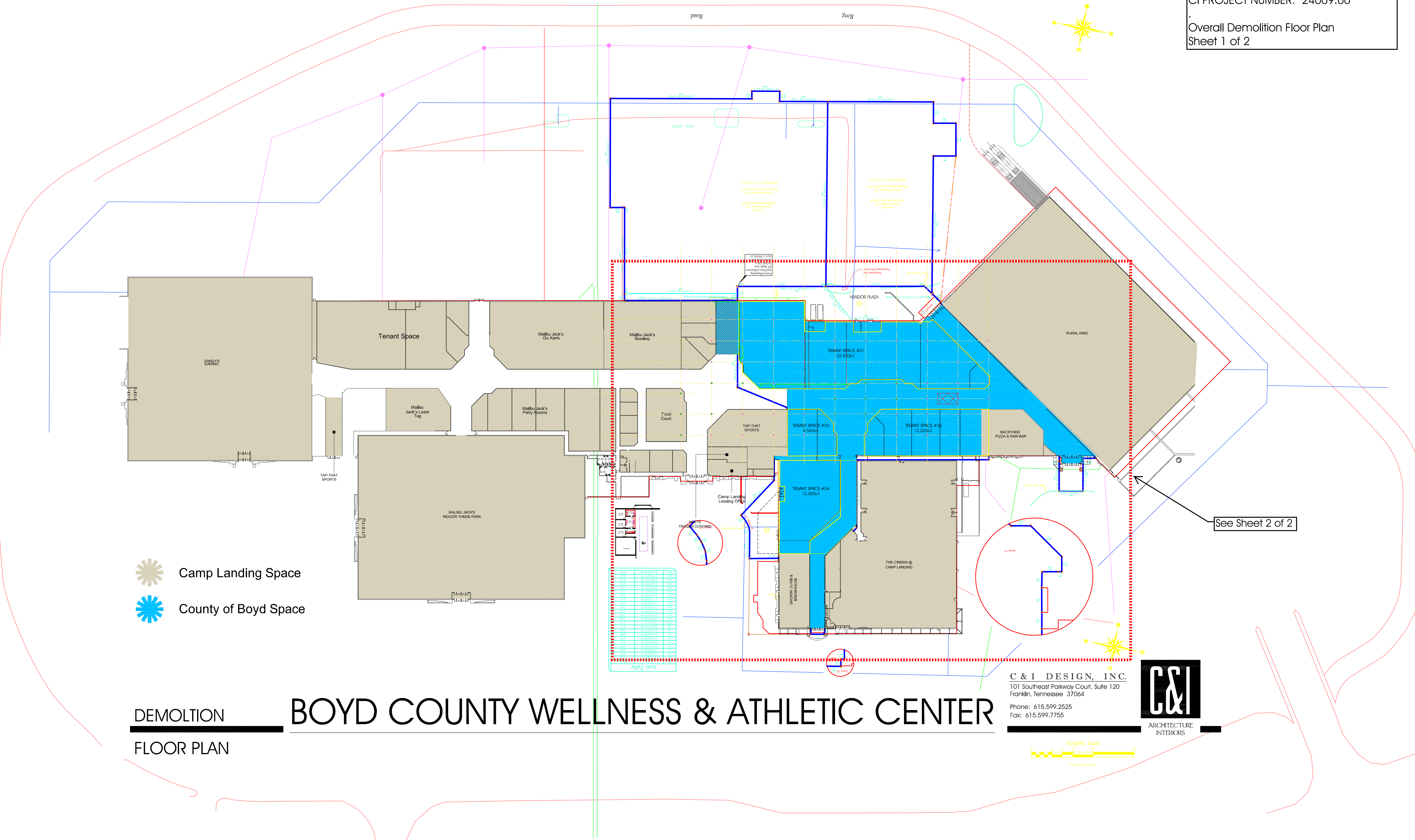
#### PART 2: PRODUCTS

- A. Not used.

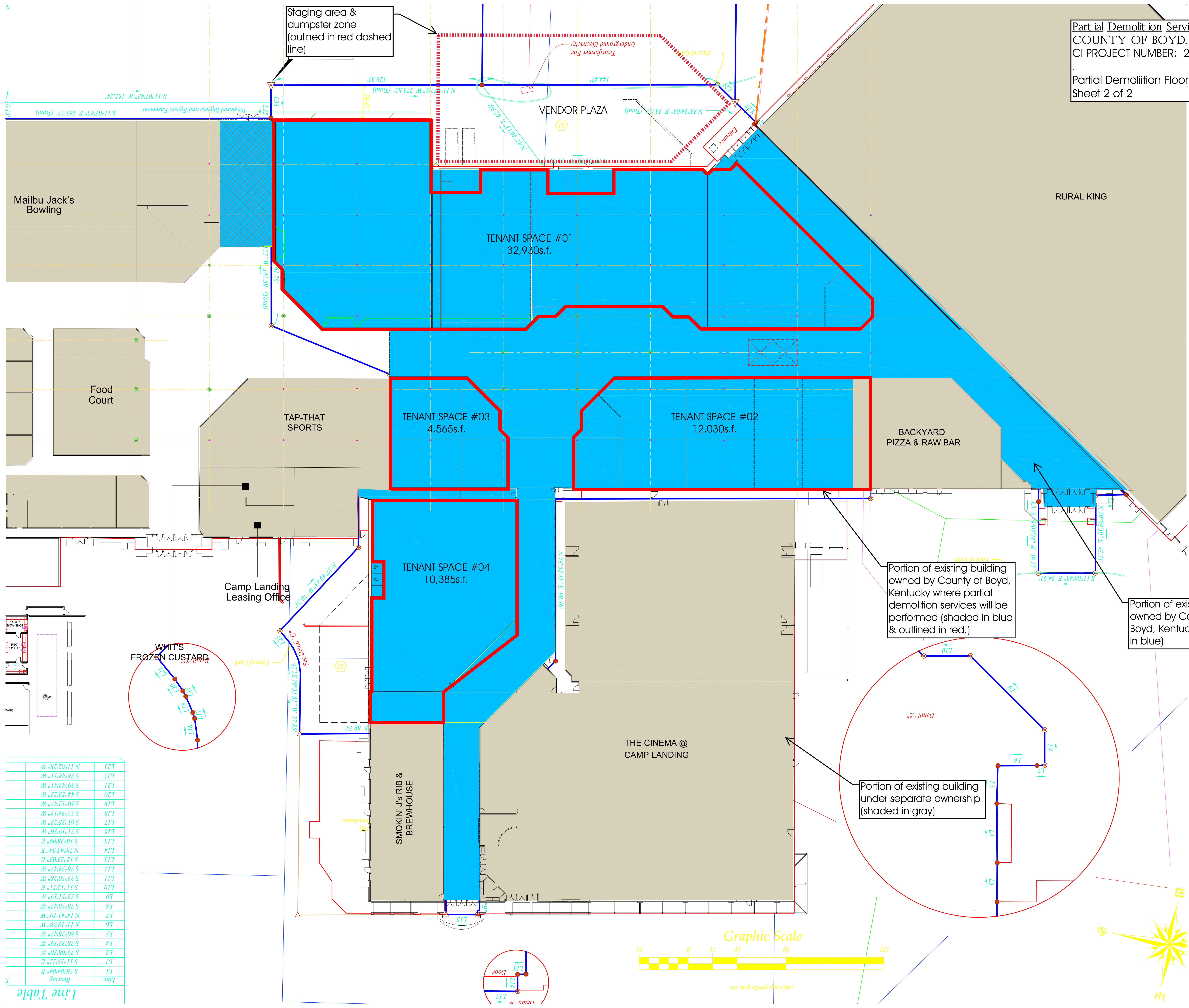
#### PART 3: EXECUTION

- A. Not used.

**END OF SECTION 00200 – INFORMATION AVAILABLE TO DEMOLITION CONTRACTOR**

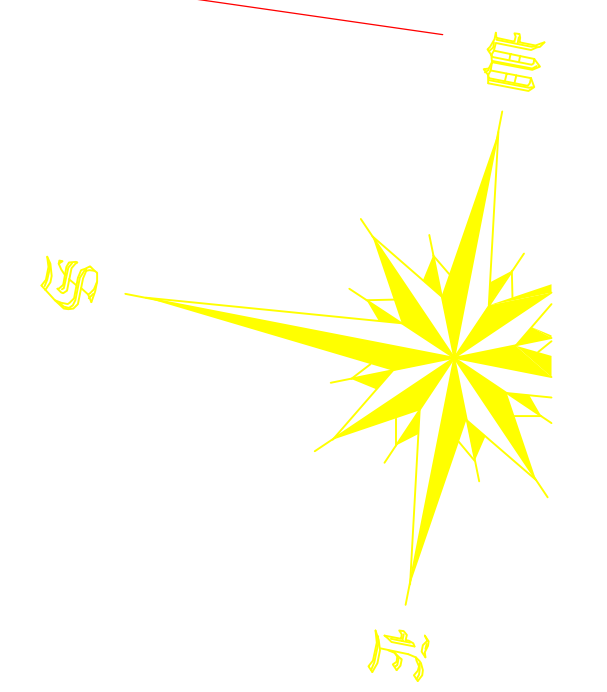
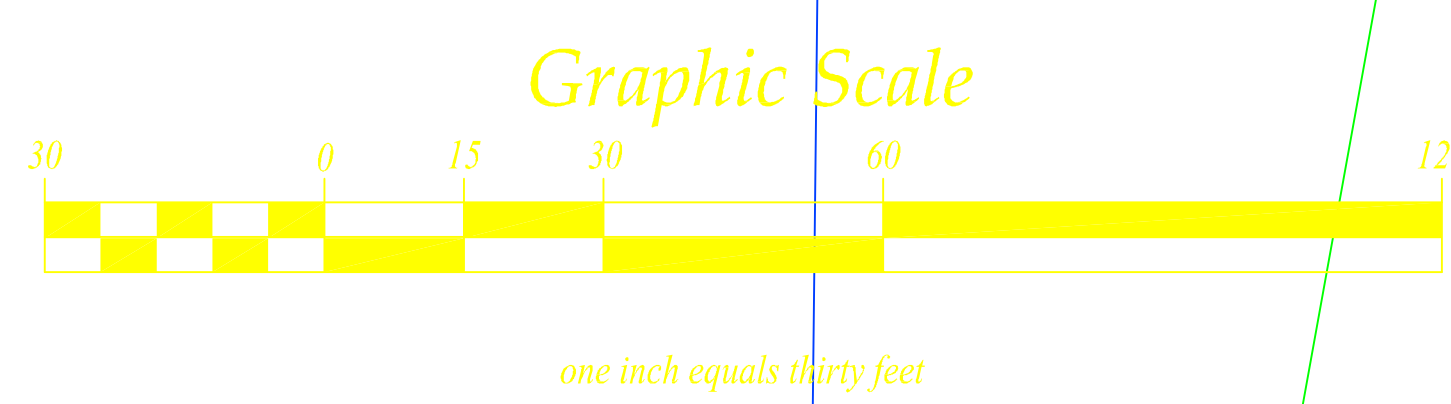






Line Table

Line	Bearing	Distance
L1	S 56°04'04" E	1.1
L2	S 11°59'32" E	1.2
L3	S 79°08'30" W	1.3
L4	S 78°32'39" W	1.4
L5	S 80°28'47" W	1.5
L6	M 11°18'00" N	1.6
L7	S 78°50'47" W	1.7
L8	S 33°51'19" W	1.8
L9	S 33°51'19" W	1.9
L10	S 11°12'51" E	2.0
L11	S 33°50'28" W	2.1
L12	S 78°34'47" W	2.2
L13	S 12°33'03" E	2.3
L14	N 78°45'54" E	2.4
L15	S 10°28'00" E	2.5
L16	S 71°19'56" W	2.6
L17	S 61°53'33" W	2.7
L18	S 55°34'13" W	2.8
L19	S 50°12'47" W	2.9
L20	S 44°53'23" W	3.0
L21	S 39°42'41" W	3.1
L22	S 78°44'51" W	3.2
L23	N 11°02'28" W	3.3



## DOCUMENT 00201

### INSTRUCTIONS TO DEMOLITION CONTRACTORS AND SUBCONTRACTORS

#### PART 1: GENERAL

##### 1.01 INTRODUCTION TO DEMOLITION CONTRACTORS

- A. This request for Proposal provides interested demolition contractors with information to prepare and submit a package for consideration by Boyd County Government in Boyd County, Kentucky (Owner). To be considered a complete response, the Proposal must include the following pertaining to the included project:
1. All Required Permitting and Construction.
  2. General contracting.
  3. All Trades for sub-contracting to provide a complete, turn-key project as outlined in Document 00130.
  4. All Material Vendors & Suppliers to provide a complete turn-key project as outlined in Documents 00130.
  5. All documents and materials identified here including, but not limited to, the documents identified in Document 00130 – Advertisement Request for Proposal.
  6. Firm profiles, pertinent project experience within the last five years (limit to ten (10) comparable project examples), resumes, and references for Demolition Team members.
  7. Completed Document 00400 – Bid Form
  8. Completed Document 00401 – Contractor's Request for Proposal Package which includes the first page and the following three pages of this Document.
  9. Complete Cost Breakdown as defined in Document 00130.
- B. The project shall consist of the Scope and Services outlined in Document 00130 – Advertisement for Request for Proposal.
- C. The Request for Proposal process is intended to identify potential, Demolition Contractors and Subcontractors for the above referenced disciplines and scopes that are qualified and experienced in projects of similar scope and complexity with which the County may, in its sole discretion, choose to accept bids for the proposed services and scope(s) of work. It is expressly understood and agreed that the submission and approval of an Request for package does not obligate the County to pursue a contract with any proposer but is required for Demolition Contractors and Subcontractors for the identified disciplines to submit bids for this project. The Owner reserves the right to waive formalities and to reject all Request for proposal packages.

##### 1.02 DEFINITIONS

- A. For the purpose of this Request for Proposal, the following items have the following meanings:
1. "Contract" shall mean the agreement between the Owner and demolition general contractor chosen as a result of the bid process following this Request for proposal process.
  2. "Proposal" shall mean the written document(s) submitted to the Owner in response to this Request for Proposal.
  3. "Proposer" shall mean a demolition contractor or subcontractor, properly licensed to perform the services proposed, submitting a Proposal in response to this Request for Proposal.

4. "Owner" shall mean the Boyd County Government for Boyd County, Kentucky, acting by and through the Boyd County, Kentucky Public Properties Corporation.

#### 1.03 REQUEST FOR PROPOSAL DOCUMENT

- A. Information provided herein is intended solely to assist Proposers in the preparation of their Proposals. To the best of the Owner's knowledge, the information provided is accurate. The Owner, however, does not warrant such accuracy, and any errors or omissions subsequently determined will not be construed as a basis for invalidating this Request for Proposal.

#### 1.04 FORMAT AND DEADLINE FOR SUBSTITUTIONS, REQUEST FOR INFORMATION, OR CLARIFICATIONS

- A. Neither oral clarifications nor e-mails affecting the Scope of the Work for this project shall be binding. All addenda issued by the Owner shall become part of this Request for Proposal and will be provided to all registered Proposers based upon the contact information provided at the time of registration.
- B. Substitutions, requests for information, and clarifications to the Request for Proposal Document must be submitted in writing via e-mail, fax, hand-delivery, or mail no later than the following deadline:
  1. Thursday, January 22, 2026 @ 4:00 pm.
  2. During the review of the Request for Proposal or preparation of the Request for Proposal response, if a Proposer discovers any errors, omissions, or ambiguities within the Documents, they should request clarification in writing to the Owner. All questions and correspondence/inquiries must be submitted in writing, fax, or via e-mail to the Owner. All inquiries received prior to the above-referenced deadline requiring clarification/response will be issued in an addendum to all registered recipients of this Request for Proposal.
  3. PLEASE NOTE: All communication between Proposers and the Owner shall be coordinated through the Owner's Point of Contact. Keeping the Owner in the loop on team communication will allow us to manage questions and timely responses and will help ensure that all companies responding to this Request for Proposal are working from the same information
- C. If it becomes necessary to revise any part of this Request for Proposal, a written addendum will be provided.

#### 1.05 ASSIGNMENT OF CONTRACTUAL RIGHTS

- A. It is agreed that any Contract resulting from this Request for Proposal process for any contractor or subcontractor shall not be assigned, transferred, conveyed, and/or otherwise disposed of by either party in any manner, unless approved in writing by the other party. The company shall be an independent service provider for all purposes and no agency, either expressed or implied, shall exist.

#### 1.06 LABELING OF PROPOSAL PACKAGES

- A. The packages shall be labeled as outlined in Document 00130 – Advertisement for Request for Proposal.

#### 1.07 CONDITIONS OF SUBMITTALS

- A. The proposal must be signed by a duly-authorized official for the submitting firm.

- B. No submittal will be accepted from any persons, firms, or corporations that are in arrears for any obligation to the Owner, or that otherwise may be deemed irresponsible or unresponsive by the Owner.
- C. Only one Proposal will be accepted from any company or corporation.

#### 1.08 INDEMNITY

- A. Any pre-qualified demolition contractor or subcontractor agrees to defend, indemnify, and hold the Owner harmless from any and all causes of action or claims arising out of or related to the contractor's or subcontractor's performance on this subsequent project.

#### 1.09 REJECTION OF PRE-QUALIFICATION PACKAGES

- A. The Owner reserves the right to reject, at any time and for any reason, any and all Proposals received as a result of this Request for Proposal. The Owner's intent is to enter into a single prime Contract with a general contractor prequalified as a result of this Request for Proposal. It is also the intent that the Subcontracts for the Scopes of Work for 1.01.A.2 through 1.01.A.6 will be performed by Subcontractors pre-qualified as a result of this Request for Proposal under a subcontract with the prequalified, demolition general contractor who is the successful proposer in the subsequent Request for proposal process for this project. If, however, after reviewing the submittals, the Owner determines that the Owner should not enter into any Contracts, or to enter into a partial or different contract from the Contract contemplated by this Request for Proposal, the Owner will act in accordance with what the Owner determines at that time to be in its best interest. No Proposer or any other party has any entitlement, interest, or right in this decision by the Owner, and by submitting a Proposal, acknowledges the Owner's right to exercise its discretion in this regard without any right of recourse by the Proposer.

#### 1.10 PROPOSAL EVALUATION

- A. Any Proposal that has not met the completeness that is required, as set forth to this Request for Proposal, may be rejected. The Proposals will be evaluated and the Proposal selected will be decided based on the best evaluated proposal based on the following factors:
  - 1. Price;
  - 2. Documented experience with the design and construction of this type of Project;
  - 3. Financial stability of the company (any proprietary financial information about the company may be provided to the County in a separate sealed envelope marked "confidential" as part of the RFP submission;
  - 4. References from owners and operators of other similar projects the company and its respective team members have undertaken;
  - 5. Safety score of the bidder based on a standard EMR ratings as provided by the company;
  - 6. Value added services that the company will provide to the County during and after the design and construction of the Project;

#### 1.11 DISCLOSURE, OWNERSHIP OF PROPOSAL CONTENTS, AND CONFIDENTIALITY

- A. Technical and detailed information provided in Proposals will be held in confidence and will not be disclosed, revealed, or discussed except as required under public records requests. The Proposal of the selected Proposer will become the basis for any contract entered into and will become subject to the Owner's provision on public access to records and information.
- B. To the extent a Proposer includes any uniquely proprietary or Confidential information in



the Proposal, the Proposer must clearly and unequivocally mark such information. The Owner will not reveal any such information to any third party, unless required to do so by law.

#### 1.12 PROPOSER/DEMOLITIONCONTRACTOR

- A. The decision to accept the proposal for the subsequent project will be made on the basis of the Proposer's overall ability to perform and respond to the Request for Proposal requirements to prove a high level of competence combined with the overall cost. Special emphasis will be placed upon capabilities of the Proposer's experience with completing projects of similar size, type, and complexity.
- B. It is the intent that Demolition General Contractors will not be considered after this Request for Proposal process.
- C. The Demolition General Contractor shall be responsible for all design, actions, workmanship, performance, and payment for all of their Subcontractors, including those prequalified as part of this process.
- D. On-site Supervision: The Demolition General Contractor shall provide a full-time superintendent (employee of the general contractor) on site to manage this project. This person shall be the point-of-contact for the design team, the Owner, and the subcontractors on site to streamline the coordination of the work.

#### 1.13 PROPOSER/SUBCONTRACTOR

- A. It is intended that a single, demolition general contractor have total responsibility for the subsequent project outlined herein. It is also the intent that demolition general contractors will accept subcontract bids from the subcontractors included in this Request for Proposal submittal.
- B. It is the intent that Subcontractors will not be added after this Request for Proposal process without written explanation and approval by the Owner.

#### 1.14 BONDING

- A. The subsequent bidding for this project shall require a 5% Bid Bond issued by a surety or a certified company check for the 5% of the Bid Bond.
- B. The subsequent project shall require a 100% Performance and Labor and Materials Payment Bond following and using AIA Document A311, Performance and Labor and Materials Payment Bond.
- C. Proposer shall be bondable for any single project up to \$75M and an aggregate capacity of \$200M.

#### 1.15 OWNER/DEMOLITIONER AGREEMENT AND INSURANCE REQUIREMENTS

- A. OWNER/DEMOLITIONER AGREEMENT:
  - 1. The subsequent project shall be contracted using the AIA A141-2014, Standard Form of Agreement Between Owner and Design Builder.
- B. INSURANCE REQUIREMENTS:
  - 1. CONTRACTOR'S LIABILITY INSURANCE
    - a. Liability Insurance shall include all major divisions of coverage and be on a

comprehensive basis including:

- i. Premises-Operations (including X, C and U coverages as applicable).
  - ii. Independent Contractors' Protective.
  - iii. Products and Completed Operations.
  - iv. Personal Injury Liability with Employment Exclusion deleted.
  - v. Contractual, including specified provision for Contractor's obligation as follows:
    - 1. The Contractor will hold harmless the Owner, the Architect, Architect's Consultants and their agents and employees from all liability, loss or expense, including but not limited to, attorney fees arising out of claims by subcontractors or suppliers of any material or equipment for installation or incorporation in the Work, including any items especially designed or fabricated for the Work or for tools or equipment rented or leased for the Work.
  - vi. Owned, non-owned and hired motor vehicles.
  - vii. Broad Form Property Damage including Completed Operations.
- b. If the General Liability coverages are provided by a Commercial General Liability Policy on a claims-made basis, the policy date or Retroactive Date shall predate the Contract; the termination date of the policy or applicable extended reporting period shall be no earlier than the termination date of coverages required to be maintained after final payment, certified following Subparagraph 9.10.2.
- c. The limits for Worker's Compensation and Employer's Liability insurance shall meet statutory limits mandated by State and Federal Laws. If (1) limits in excess of those required by statute are to be provided, (2) the employer is not statutorily bound to obtain such insurance coverage, or (3) additional coverages are required, additional coverages and limits for such insurance shall be as follows:
- i. State: Statutory.
  - ii. Applicable Federal (e.g., Longshoremen's): Statutory.
  - iii. Employer's Liability:
    - \$1,000,000.00 per Accident.
    - \$1,000,000.00 Disease, Policy Limit.
    - \$1,000,000.00 Disease, Each Employee.
- d. The limits of Commercial General Liability insurance including coverage for Premises-Operations, Independent Contractor's Protective, Products-Completed Operations, Contractual Liability, Personal Injury and Broad Form Property Damage (including coverage for Explosion, Collapse, and Underground hazards) shall be as follows:
- i. \$1,000,000.00 Each Occurrence.
  - ii. \$1,000,000.00 General Aggregate.
  - iii. \$1,000,000.00 Personal and Advertising Injury.
  - iv. \$1,000,000.00 Products-Completed Operations Aggregate to be maintained for 2 years after final payment.
  - v. Property Damage Liability Insurance shall provide X, C, and U coverage.
  - vi. Personal Injury Coverage shall have Employment Exclusion deleted.
  - vii. Broad Form Property Damage Coverage shall include Completed Operations.
  - viii. If the General Liability coverages are provided by a Commercial Liability policy, the:
    - (a) General Aggregate shall be not less than \$1,000,000.00, and it shall apply, in total, to this Project only.
    - (b) Fire Damage Limit shall be not less than \$1,000,000.00 on any one Fire.
    - (c) Medical Expense Limit shall be not less than \$1,000,000.00 on any one person.
- e. Automobile Liability insurance (owned, non-owned, and hired vehicles) for bodily injury and property damage:

- i. \$1,000,000.00 Each Accident.
- f. Umbrella or Excessive Liability coverage:
  - i. \$1,000,000.00 over primary insurance
  - ii. \$1,000,000.00 retention for self-insured hazards each occurrence
- g. If this insurance is written on a Comprehensive General Liability policy form, the certificates shall be ACORD form 25-S, completed and supplemented in accordance with AIA Document G715TM-1991, Instructions Sheet and Supplemental Attachment for ACORD Certificate of Insurance 25-S.
- h. Any subcontractor of the Contractor will be required to procure and maintain during the life of the subcontract, the identical insurance required of the Contractor and comply with all provisions of this Article.

2. PROPERTY INSURANCE

- i. The Owner, Boyd County Government, will provide Property Insurance for the Completed Value of the project.

PART 2: PRODUCTS

- A. Not used.

PART 3: EXECUTION

- A. Not used.

**END OF DOCUMENT 00201 - INSTRUCTIONS TO DEMOLITION CONTRACTORS AND SUBCONTRACTORS**

DOCUMENT 00400

BID FORM

**OWNER:** The County of Boyd, Kentucky  
2800 Louisa Street  
P.O. Box 423  
Catlettsburg, Kentucky 41129

**PROJECT:** **BOYD COUNTY WELLNESS & ATHLETIC CENTER**  
for  
**COUNTY OF BOYD, KENTUCKY**  
10775 U.S. Highway 60  
Ashland, Kentucky 41102

**A.** The Bidder acknowledges in submitting this bid that:

1. Bidder has received, read, and understands the Bidding Documents, has visited the site and become familiar with local conditions under which work is to be performed, has correlated observations with requirements of Bidding Documents, agrees to perform the work stipulated by a subsequent Contract for Construction, furnishing all necessary materials, labor, equipment, and incidentals required, and makes this bid in accordance therewith.
2. The required Bid Security, in the amount of five percent (5%) of the total amount bid, is attached hereto.
3. Failure to complete Bid Form, provide required attachments, or comply otherwise with the Instructions to Bidders, may be cause for rejection of bid.
4. This Bidder has received the following addenda:

Addendum No	_____	dated	_____
Addendum No	_____	dated	_____
Addendum No	_____	dated	_____
Addendum No	_____	dated	_____
Addendum No	_____	dated	_____
Addendum No	_____	dated	_____
Addendum No	_____	dated	_____
Addendum No	_____	dated	_____
5. The person who signs this bid on behalf of the Bidder is required to be legally empowered to bind the Bidder to a Contract.

**B.** This Bidder agrees to:

1. Honor this bid for a period of forty-five (45) days following the date of the scheduled opening of bids.
2. Enter into and execute a contract, if presented on the basis of this bid, and furnish bond(s) and certificate(s) of insurance as required.
3. Accomplish the Work in accordance with the Contract Documents.
4. Achieve Substantial Completion of the Work **90** calendar days from and including the date stipulated in the Notice to Proceed. See Section 01010 – Summary of Work for additional milestone date requirements pertaining to Scope of Work in the parking areas.
5. Accept the conditions for Liquidated Damages in the amount of **\$0.00** per calendar day.
6. Bid the project in accordance with the Kentucky state law and submit a completed Drug-Free Workplace Affidavit with his/her bid. (Failure to submit the completed Drug-Free Workplace Affidavit will result in disqualification of bid.)

**BASE BID:**

This Bidder agrees to complete the Work of the Base Bid for this project for the stipulated sums of (show amount in both words and figures):

**Partial Price No.** Tenant Space #001 (Additive/Deductive): Partial Price #001 includes the area outlined in red and noted as "Tenant Space #001" on the drawings included herein.

\_\_\_\_\_ and \_\_\_\_/100ths Dollars  
\$ \_\_\_\_\_

**Partial Price No.** Tenant Space #002 (Additive/Deductive): Partial Price #002 includes the area outlined in red and noted as "Tenant Space #002" on the drawings included herein.

\_\_\_\_\_ and \_\_\_\_/100ths Dollars  
\$ \_\_\_\_\_

**Partial Price No.** Tenant Space #003 (Additive/Deductive): Partial Price #003 includes the area outlined in red and noted as "Tenant Space #003" on the drawings included herein.

\_\_\_\_\_ and \_\_\_\_/100ths Dollars  
\$ \_\_\_\_\_

This Bidder agrees to complete the Work of the Base Bid for this project for the stipulated sum of including Partial Prices #001, #002, and #003 for the following amount (show amount in both words and figures):

\_\_\_\_\_ and \_\_\_\_/100ths Dollars  
\$ \_\_\_\_\_

**ALTERNATES:**

This Bidder agrees to include work of the following alternates as specified (See Section 01230) for the additional amounts listed (show the amounts in both words and figures):

**Alternate No. 001:** Tenant Space #004 (Additive/Deductive): Alternate #001 includes the area outlined in red and noted as "Tenant Space #004" on the drawings included herein and as indicated in Section 01230 - Alternates.

\_\_\_\_\_ and \_\_\_\_/100ths Dollars  
\$ \_\_\_\_\_

**UNIT PRICES:**

No unit prices are included in the contract documents (show the amounts in both words and figures):

**Unit Price No. 1:** Not Applicable.

\_\_\_\_\_ and \_\_\_\_/100ths Dollars per Unit of Measure  
\$ \_\_\_\_\_/Unit of Measure

**ALLOWANCES:**

No allowance are included in the contract documents(show the amounts in both words and figures):

**Allowance**      **No.**    Not Applicable.  
**001:**

\_\_\_\_\_ and \_\_\_\_/100ths Dollars per Unit of Measure

\$ \_\_\_\_\_/Unit of Measure

**BID SECURITY:**

This Bidder submits a Bid Security in the following amount herewith. (show the amounts in both words and figures):

\_\_\_\_\_ and \_\_\_\_/100ths Dollars

\$ \_\_\_\_\_

**PROJECT DURATION:**

This Bidder agrees to complete the Work of the Base Bid for this project in the following number of calendar days (show the duration in both words and figures). If the duration is less than that listed above for substantial completion, the project duration listed below supercedes that listed in paragraph B.4 and becomes the point at which liquidated damages will commence to accrue.:

\_\_\_\_\_ Calendar Days

\_\_\_\_\_ Calendar Days

**Submitted by:**

Authorized  
signature:

\_\_\_\_\_ Date: \_\_\_\_\_

Name & title:  
(Type or print)

\_\_\_\_\_

On behalf of:  
(Name of Bidder)

\_\_\_\_\_

Bidder's address:  
(Please give Street  
and Mailing address  
if different)

\_\_\_\_\_

\_\_\_\_\_

Bidder's  
Telephone Number:

\_\_\_\_\_

Bidder's  
Fax Number:

\_\_\_\_\_

Bidder's  
e-mail Address:

\_\_\_\_\_

**END OF DOCUMENT 00400 – BID FORM**

## DOCUMENT 00401

### DEMOLITION CONTRACTOR'S PROPOSAL PACKAGE

#### PART 1: GENERAL

##### 1.01 DESIGN-BUILD CONTRACTOR'S PROPOSAL PACKAGE

- A. A design-build contractor's proposal package shall be submitted and shall include the following to be accepted by the Owner for the project herein:
1. All Required Design Services for Design, Permitting, and Construction including Geotechnical Engineering and Surveying.
  2. General contracting.
  3. All Trades for sub-contracting to provide a complete, turn-key project as outlined in Document 00130.
  4. All Material Vendors & Suppliers to provide a complete turn-key project as outlined in Documents 00130.
  5. All documents and materials identified here including, but not limited to, the documents identified in Document 00130 – Advertisement Request for Proposals.
  6. Firm profiles, pertinent project experience within the last five years [limit to ten (10) comparable project examples], resumes, and references for Design-Build Team members.
  7. Completed Document 00401 – Contractor's Proposal Package which includes this page and the following three pages of this Document.
  8. Complete Cost Breakdown as defined in Document 00130.
- B. Each proposal submission package shall include two (2) hard copies and two (2) electronic copies (on CD-Rom or Flash Drive) of the following. Follow-up copies may be submitted via e-mail to the Point of Contact identified in Document 00130.
- C. Submission packages missing either of the fully completed items identified in paragraph 1.01.B. shall be considered incomplete and shall not be considered by the Owner.

#### PART 2: PRODUCTS

##### 2.01 PRODUCTS

- A. Not used.

#### PART 3: EXECUTION

##### 2.02 PRODUCTS

- A. Not used.

**END OF DOCUMENT 00401 – DEMOLITION CONTRACTOR'S PROPOSAL PACKAGE**

1. GENERAL INFORMATION

A. Submitted by (Company Information):

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

Company Telephone Number: \_\_\_\_\_

Company Fax Number: \_\_\_\_\_

Company Point of Contact: \_\_\_\_\_

Company e-mail Address: \_\_\_\_\_

- B. Have members of this organization operated under former names/businesses? If "yes," list name, type of entity and names of Contractor, owners or partners. Yes\_\_\_\_ No\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- C. How many officers and how many full- time office employees does your company employ? \_\_\_\_\_

- D. How many full-time, permanent field employees does your company employ? \_\_\_\_\_

2. EXPERIENCE

- A. Please provide the number of similar demolition projects your firm has completed which were subject to the Owner Guidelines and other regulatory agency construction requirements:

- B. Has your company ever been adjudged in or FILED a petition for bankruptcy? Yes\_\_\_\_ No\_\_\_\_

- C. Within the last five (5) years, has your company been assessed liquidated damages or has a client elected not to assess liquidated damages against your company for failure to complete a project within the contractually allotted time? Yes\_\_\_\_ No\_\_\_\_

- D. Within the last three (3) years, has your company received a final order for willful and/or repeated violation(s) issued by the United States Occupational Safety and Health Administration (OSHA) or any other governmental agency? Yes\_\_\_\_ No\_\_\_\_

- E. Have any Performance or Payment Bond claims ever been paid by any surety on behalf of your company? Yes\_\_\_\_ No\_\_\_\_

- F. On a separate page, briefly describe your approach to project scheduling, monitoring, and control to ensure that all safety measures are being employed and that the project will be completed in a timely manner. Include how your company will keep the Owner and Architect informed of any and all concerns related to the schedule.



- G. Does your firm have a written quality control program that would be available upon request? Yes\_\_\_\_ No\_\_\_\_
- H. **Change Order History:** Describe in an attachment each instance within the last five (5) years where change orders applied for during construction amounted in the aggregate to more than five percent (5%) of the contract price for any building which your firm constructed, or in which actual construction costs exceeded the contract price by more than five percent (5%) in an attachment.

3. FINANCIAL

- A. Has your bonding company changed in the last 3 years? Yes\_\_\_\_ No\_\_\_\_  
If, "yes", explain\_\_\_\_\_
- B. Is your surety company authorized to transact business in Kentucky? Yes\_\_\_\_ No\_\_\_\_
- C. What is the total bonding capacity of your firm? \_\_\_\_\_
- D. What is your current bond amount in use? \_\_\_\_\_
- E. What is the individual job bonding capacity of your firm? \_\_\_\_\_
- F. What is the maximum you have bonded on any single project? \_\_\_\_\_
- G. What is your average annual volume for the past five years? \_\_\_\_\_
- H. What is your company's current backlog (total value of work in progress and under contract)?
- I. In a separate sealed envelope marked "confidential" provide information concerning the company's financial statue and its financial ability to undertake the Project.

4. EMPLOYEE QUALIFICATION

- A. On a separate page, provide an organizational chart of project personnel you plan to assign to the project for which you are prequalifying.
- B. Include resumes of your key personnel who you project to staff this project. Provide at least three (3) project-related references. Include a resume for the project manager and the project field superintendent.
- C. On a separate page provide names and contact information for the operators of similar facilities that you have completed within the last five (5) years.

5. SAFETY

- A. Does your company have a written safety program that would be available upon request? Yes\_\_\_\_ No\_\_\_\_

- B. On a separate sheet, list all incidents that occurred during the past four (4) years where there was property damaged or where anyone (other than one of your employees) was injured during the period that you were working on a jobsite. This list should only list damages or injuries that were attributable to your company or one of your sub-contractors.

The undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading. This form shall serve as an addendum to and extension of the required Contractor's Qualification Statement and/or AIA Document A305.

COMPANY NAME: \_\_\_\_\_

BY (authorized signature): \_\_\_\_\_

BY (please print): \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Note: If by a corporation, this document must have the signature required by its bylaws.

Before me personally appeared \_\_\_\_\_, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the forgoing affidavit for the purposes therein contained.

Witness my hand and seal at office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

13931344.3

## DOCUMENT 00501

### AGREEMENT FORM

#### PART 1: GENERAL

##### 1.01 CONTRACT:

- A. AIA Document A101-2014, "Standard Form of Agreement Between Owner and Contractor" where the basis of payment is a stipulated sum, will be used.

**END OF DOCUMENT 00501 – AGREEMENT FORM**

## SECTION 01230

### ALTERNATES

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

##### 1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

- 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

##### 1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

- 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.

- C. Execute accepted alternates under the same conditions as other work of the Contract.

- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

- 1. Includes as part of each alternate, miscellaneous devices, appurtenances, and similar items incidental to or required for a complete installation whether or not mentioned as part of the alternate.

#### PART 2 - PRODUCTS (Refer to other specification sections for applicable information)

#### PART 3 - EXECUTION

##### 3.1 SCHEDULE OF ALTERNATES

- A. **Alternate No. 001:** Tenant Space #004 (Additive/Deductive): Alternate #001 includes the area outlined in red and noted as "Tenant Space #004" on the drawings included herein.

**END OF SECTION 01230 – ALTERNATES**